

**On Jennifer Drive
White Sands, Alberta**

MLS # A2237631



\$595,000

Division: NONE

Lot Size: 32.78 Acres

Lot Feat: -

By Town: -

LLD: 27-40-20-W4

Zoning: Reserve for future develo

Water: -

Sewer: -

Utilities: -

Investment Opportunity in the Summer Village of White Sands — 32.78 Acres Near Buffalo Lake. Here's your chance to secure a prime piece of land in one of Alberta's hidden gems—White Sands on Buffalo Lake. This 32.78-acre parcel offers a rare opportunity for future development, recreational use, or a long-term investment in a growing lakeside community. Whether you're envisioning a new phase of development or simply looking to hold a large tract of land at the lake, the potential here is substantial. With mature trees, rolling hills, and elevated areas perfect for scenic views, the land lends itself beautifully to a mix of private, nature-filled lots. Several development configurations are possible—from spacious 2-acre parcels requiring less infrastructure, to smaller $\frac{1}{2}$ -acre lots for higher density, or just keep the whole plot for yourself. The choice is yours. White Sands is renowned for having some of the best sandy beaches on Buffalo Lake, along with scenic walking trails and abundant wildlife. Buffalo Lake itself is one of Alberta's largest lakes, spanning an impressive 124 km²—perfect for boating, fishing, and water sports. Location Highlights: 2.5 hours from Calgary, 2 hours from Edmonton, 20 minutes to the full-service town of Stettler. Whether you're looking to break ground soon or hold for future value, or keep it for yourself, this property is a solid opportunity to invest in a growing lakeside community. Opportunities like this don't come often—explore the possibilities today.